

REFERENCE TITLE: landlord tenant act; technical correction

State of Arizona
Senate
Forty-eighth Legislature
Second Regular Session
2008

SB 1346

Introduced by
Senator Gray C

AN ACT

AMENDING SECTION 33-1341, ARIZONA REVISED STATUTES; RELATING TO THE ARIZONA
RESIDENTIAL LANDLORD AND TENANT ACT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1341, Arizona Revised Statutes, is amended to
3 read:

4 33-1341. Tenant to maintain dwelling unit

5 The tenant shall:

6 1. Comply with all obligations primarily imposed upon tenants by
7 applicable provisions of building codes materially affecting health and
8 safety.

9 2. Keep that part of the premises that he occupies and uses as clean
10 and safe as the condition of the premises permit.

11 3. Dispose from his dwelling unit all ashes, rubbish, garbage and
12 other waste in a clean and safe manner.

13 4. Keep all plumbing fixtures in the dwelling unit or used by the
14 tenant as clean as their condition permits.

15 5. Use in a reasonable manner all electrical, plumbing, sanitary,
16 heating, ventilating, air-conditioning and other facilities and appliances
17 including elevators in the premises.

18 6. Not deliberately or negligently destroy, deface, damage, impair or
19 remove any part of the premises or knowingly permit any person to do so.

20 7. Conduct himself and require other persons on the premises with his
21 consent to conduct themselves in a manner that will not disturb his
22 neighbors' peaceful enjoyment of the premises.

23 8. ~~The tenant shall~~ Notify the landlord of any situation or occurrence
24 that requires the landlord to provide maintenance, ~~OR~~ OR make repairs or
25 otherwise requires the landlord to take action as prescribed in section
26 33-1324.